

Minutes–July 18, 2013, Board Meeting

Condominium Corporation No. 882 0814 **www.birchwoodcountrycondo.com**

(Draft for review & approval)

Attending: Don Welsh, John Budd, Wally MacNeil, Lana Southorn, Linda Verhaeghe, Jan Wells & Crystal Heck (Accountant/Recording Secretary). Regrets: Shawn Little

Guests: Gary Verhaeghe, Lot 105, Larry & Sharon Kuzio, Lot 62, Gerald Gerelus, Lot 73, Jim & Val Jansen, Lot 49A, Jeanette Craddock & Richard Cummings, Lot 92, Lyle Frunchak, Lot 37, Brian Jenson, Lot 40, and Denis Bellevance, Lot 42.

Agenda

Don Welsh called the meeting to order at 7:00 p.m. at Birchwood Center.

Open Forum

Jeanette Craddock, Lot 92 expressed her appreciation of living in such a lovely community as Birchwood. Richard Cummings, Lot 92 came as an observer.

Gary Verhaeghe, Lot 105, reminded the Board to pay close attention to the ditches and culverts. He asked the Board to come up with a solution to this problem and/or maintenance plan to address this persistent and ongoing problem.

Sharon Kuzio, Lot 62, came as an observer. Larry Kuzio, Lot 62, came to hand in his report. He advised the Board that the County have responded regarding the dust control and are currently on schedule to come tomorrow morning at 7 a.m. The County has advised Larry Kuzio that there will be enough chemical to complete the roads that they treated in previous years.

Gerry Gerelus, Lot 73, glad to be back out at Birchwood, but has some concerns regarding drainage near his property. Larry Kuzio has been trying to rectify this problem and he and Wally MacNeil will continue to monitor this situation. Gerry Gerelus also asked of the Board if he was allowed to hire his own sewage contractor. The Board explained that Silver Septic is the only contractor that can use the lagoon so if there were others that came into the area they would be required to dispose at an alternative site.

Jim Jansen, Lot 49A, wanted to compliment the new Board on the new budget. He also inquired about the playground meeting and if any decisions had been made. Jan Wells said there were 5 persons in attendance with nothing decided other than scheduling another meeting on July 25, 2013 at the Birchwood Centre with hopes that more owners will attend. Notice of the meeting will be posted and posters printed and volunteers will be going around to personally invite owners. Val Jansen, Lot 49A expressed concerns regarding the removal of the old playground equipment as she has seen many

playgrounds that look very much like what was taken down. The Board advised Val that an inspection was requested by concerned residents and that based on the inspection report our insurance company advised its immediate removal.

Jim Jansen asked if there was any news regarding the Golf Course and the Board advised that they have not received any new information from the golf course owners.

Jim also inquired when the landscaping and eaves trough will be completed and The Board advised that it was the agenda.

Lyle Frunchak, Lot 37, requested that the Board pursue getting a cardboard recycle bin placed near the dumpster. The Board will look at the cost of this project and get back to the owners next meeting.

Denis Bellevance, Lot 42, expressed some concern regarding the high levels of fluoride in our drinking water. He took a sample from his kitchen sink in to Drayton Valley and supplied the report that was presented to him. The Board will forward this information to Rod Yakubow and will have him post reports at the dumpster bulletin board.

Brian Jenson, Lot 40, came as an observer.

The open forum was completed at 7:45 p.m.

Board Portion of Meeting

Don Welsh called the Board portion of the meeting to order at 7:45 p.m. Lana Southorn moved that the June 20, 2013, meeting minutes be accepted as presented, seconded by Jan Wells, carried unanimously.

Linda Verhaeghe moved that the June 28, 2013, Silver Septic meeting minutes be accepted as presented, seconded by Don Welsh, carried unanimously.

Water Report

Rod Yakubow was unavailable for the meeting so no report was submitted.

Site services

Larry Kuzio asked if there were any Board members who would volunteer to help with traffic control during the dust control. Last year it took approximately 4 to 5 hours. Don Welsh and John Budd will meet Larry Kuzio at the gate at 7 a.m.

Board members discussed the culverts and the ongoing issues with owners driving over the edges. Larry Kuzio will ask the Brazeau County to see if there are any white poles that could be placed near the culverts to alleviate this situation.

There are numerous complaints regarding barking dogs in the community. The Board will advise owners of these concerns by letter.

The Board has notified the owners of the new fee schedule for the septic services and garbage notice by mail.

Wally MacNeil approved a development permit for Lot 163 and reminded the owner to clean up their property.

Wally MacNeil checked with Brazeau County regarding the specifications and regulations regarding septic tank installation within Birchwood.

Wally MacNeil discussed with the Woolven's the procedure they used to amalgamate their two lots into one for the purpose of placing their home. Jan Wells and Linda Verhaeghe are going to investigate this further and will advise the Board when information is available.

There are new owners at Lot 46 and the Board sent out the welcome package and condo assessment for the current year.

Financial Report

Crystal Heck distributed the April and May 2013 financial reports to the Directors. She has inquired with Garry Ruhl regarding the reporting process to save for a new grader but has not received a reply to date.

The Board received a cheque from Witten LLP for \$8,703.38 following the foreclosure proceedings for Lot 46.

Linda Verhaeghe brought in the new signing authority sheets for the bank which will be handed in tomorrow.

Old Business

Playground replacement project; a meeting will be held on July 25, 2013.

Bylaw committee meeting with the Board; it was suggested that this item be removed from the agenda pending updates from the Alberta Government on the new Provincial Act and its requirements.

Linda Verhaeghe and Jan Wells will write a letter to BMO removing "The Owners" from the name Condo Corporation No. 882-0814.

Linda Verhaeghe will do up a letter of appreciation to Brazeau County regarding the fire response earlier this spring.

The Board will look into hiring the same contractor that did the eaves trough on the original portion of the centre. Larry Kuzio will arrange for the gravel around the building. Wally MacNeil will contact Jim Jansen to find out what sort of landscaping was planned.

Home businesses within the community were discussed by the Board. The process to establish a home business within Birchwood is to obtain permission from the Board as well as Brazeau County.

New Business

Don Welsh will look into the possibility of a cardboard recycle program near the dumpster and will report back with costs.

Don Welsh moved that the Board waive condo fees for Lot 38 belonging to Tom MacLean in exchange for the Board's use of his Quonset for storage of the grader and supplies. Lana Southorn seconded the motion, carried unanimously.

Other Business

The Board wishes to express their deepest condolences to Marge Oleksiw and family on the passing of Ron Oleksiw on July 13, 2013.

Correspondence

For filing: Septic Contract; Windy Ridge Fax; Court of Queen's Bench – Birchwood Village Greens Lot 113; Joanne Nelson correspondence; Letter to Veranova Properties.

Adjournment

Meeting adjourned at 9:10 p.m.

The next meeting will be @7 p.m., Thursday, August 15, 2013, @Birchwood Center.

Please check the security gate notice board prior to the meeting date.